

**MATHER
JAMIE**

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**Units 19-20 Kernan Drive
Swingbridge Industrial Estate
Loughborough
LE11 5JF**

FOR SALE
(virtual freehold)
/ MAY LET



**Substantial Warehouse/Trade Counter
with Offices**

2,258.36 sq m (24,309 sq ft)

Units 19-20 Kernan Drive, Swingbridge Industrial Estate, Loughborough, LE11 5JF

DESCRIPTION

The property provides a single detached unit with continuous two-storey offices to the front elevation, benefiting from loading yards accessed from both Kernan Drive and Swingbridge Road.

The units provides quality warehousing space with ancillary undercroft and internal clearance to eaves of approximately 5.5m.

The offices benefit from open plan and private offices at first floor, with suspended ceilings, inset lighting and gas heating with undercroft providing trade counter, ancillary staff space including WCs and 3x entrance points from the main front elevation.

Externally there is staff car parking to the front elevation.

The property is available in its current condition or, alternatively, a refurbished unit (subject to final agreed specification) is available by negotiation.

Specification for upgrade may include:

- New double-glazed windows to the offices
- LED lighting
- New suspended ceilings
- Overclad roof incorporating new roof lights.

NB: The property could potentially be split into two units, each approximately 12,150 sq ft.



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ACCOMMODATION

Unit 19		
Ground Floor		
Warehouse	825.42 sq m	(8,885 sq ft)
Office & Trade Counter	152 sq m	(1,636 sq ft)
First Floor		
Offices	152 sq m	(1,636 sq ft)
Total GIA	1,129.42 sq m	(12,157 sq ft)
Unit 20		
Ground Floor		
Warehouse & Undercroft	977.01 sq m	(10,517 sq ft)
First Floor		
Offices	151.93 sq m	(1,635 sq ft)
Total GIA	1,128.94 sq m	(12,152 sq ft)
Unit 19 & 20 Total GIA	2,258.36 sq m	(24,309 sq ft)

TENURE

The property is available either leasehold by way of a new lease on terms to be agreed, or virtual freehold of 999 years.



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PRICE

Property in current or in refurbished condition:
Price on Application

RENT

Property in current or in refurbished condition:
Rent on Application

RENT (if split)

Unit 19

Property in current or in refurbished condition:
Rent on Application

Unit 20

Property in current or in refurbished condition:
Rent on Application

VAT

VAT will be charged on the sale price / rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: Currently assess as a single unit at £76,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We are informed that the property has an Energy Performance Asset Rating of 58 within Band C.

PLANNING

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987. The property has also had a trade counter use during its occupation, ancillary to the warehouse use.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s) / tenant(s).



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LOCATION

Swingbridge Industrial Estate forms part of the main Belton Road Industrial Estate to the north-east side of Loughborough town centre, with good communication via Belton Road West and Bishop Meadow Road onto Derby Road (A6) which links Leicester, Loughborough and Derby with access to the M1 via Junctions 23 and 24, both within approximately 5 miles of the subject property.

The subject property occupies a highly prominent position fronting Belton Road West at its junction with Swingbridge Road and Kernan Drive, benefiting from vehicle access from both of these roads.

Major nearby occupiers include Thermo Fisher Scientific, City Electrical Factors and Howdens Joinery.

 **what3words:**
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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations